

## Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, September 28, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Eugene Wurtz, Mary Reak, Shirley Kitchen

Absent: none

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Shirley Kitchen and seconded by Ken Neumann to dispense the reading of the August 24, 2016 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: We received letter from NEF. Our OGLLC tenant files are exceptional. There were no findings.

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the bills and pay as due. Motion carried.

### Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period September 2016.

Theresa	12-11	Burnett	12-11	Iron Ridge	8-8	Waupun	48-48
Ashippun	12-11	Lowell	12-12	Juneau	15-15	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-14		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 139 + 2 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report-Beaver Dam cement replacement is scheduled for 9/28/2016. No Mow will be put in the 2<sup>nd</sup> week of October. Bob is working in Beaver Dam apartment remodeling. Installing 2<sup>nd</sup> hallway handrail in Beaver Dam. Meeting with building inspector went well. Horicon water heater igniter failed on Labor Day Weekend.

Tenant/Program participation report- Issue 14 days for tenants smoking in apartments. Installed camera to monitor activity. Issued 14 day for notice to problem tenant related to activity. 5 day notices and smoking warning letters issued to others. Reeseville and Lowell annual meetings and inspections went well. Hearing with Legal Aide to discuss applicant rental history. Hearing officer upheld rejection decision.

Management- Donna met with Rural Development architect about MPR. Clarification of several items will allow progress to continue. Donna received note of interest to serve on committee for Dodge County Criminal Justice Collaborating Council. Donna also serving on a Citizen Committee for the City of Horicon.

WAHA report – Donna and Jamie reported on sessions attended at WAHA including active shooter, sheriff department landlord training and changes coming in HOTMA. Glenn and Mary reported on Commissioner's training sessions.

Old Business:

A. None

New Business:

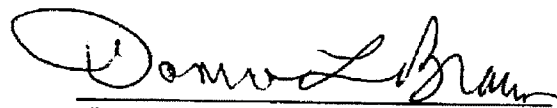
- A. A motion was made by Mary Reak to approve the replacement of the Beaver Dam exterior railing. The motion was seconded by Eugene Wurtz. Motion carried.
- B. Oak Grove Budget – No action taken.

The next meeting of the Dodge County Housing Authority is scheduled October 26, 2016 at 8:30am.

A motion was made by Ken Neumann to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 10:04 a.m.

  
Glenn Stousland, Chairperson

  
Donna Braun, Executive Director